LOT 21 BLOCK WEST COLUMBIA EAST-

832-867, WD 1253-1054

PRUITT AARON
4378 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

35-5S-16-03755-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

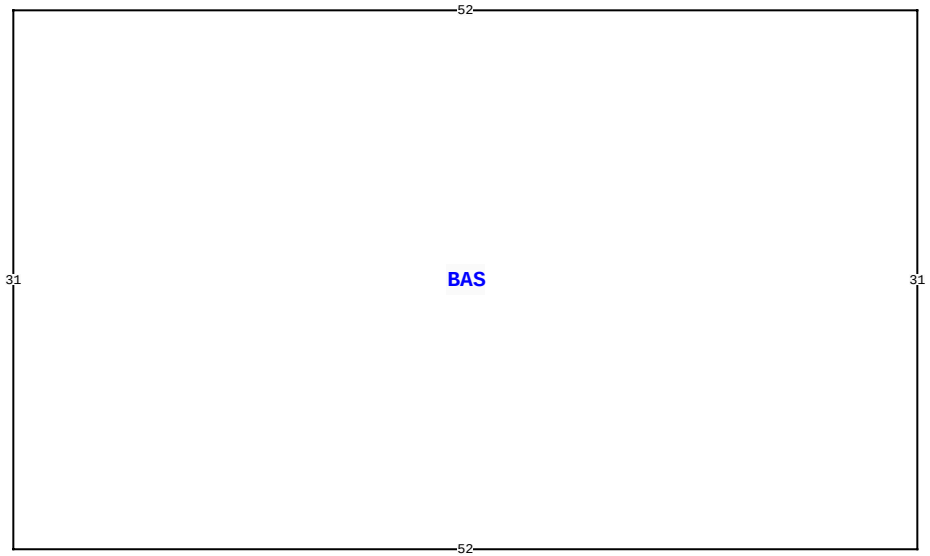
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	132,207
TOTALS	1,612			1,612	132,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,612	117.9000	110.83	178,658	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2014 Heated Area: 1612 HX Base Yr 2014



4378 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,207
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		163,207
SOH/AGL Deduction		78,573
ASSESSED VALUE		84,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,912
TOTAL JUST VALUE		163,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31096	M H	516	05/31/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/1054	4/16/2013	WD	Q	V	01	14,500
GRANTOR: MCKENZIE & HAYNES						
GRANTEE: AARON PRUITT						
0832/0867	11/27/1996	WD	U	V	14	7,500
GRANTOR: MINI FARM COUNTRY EST						
GRANTEE: MCKENZIE & HAYNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S31 E52 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/26/2020 BY BC Total Acres: 4.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2025 BY SYS